



# **Caltrans**

## **Sealed Bid Auction**

**Wed. June 6, 2007**

**DD 000764-01-01**  
**Mojave, CA**

**Size: 10.48 AC      Zoned: M-1      Minimum Bid: \$ 38,500**

**Required Deposit: \$3,850      Option Period: 30 days**

**United Security Bank Building**  
**855 M Street, 2<sup>nd</sup> floor**  
**Fresno, CA 93721**

**Bids opened at 10:00 AM**

**FOR MORE INFORMATION:**  
**Central Region Excess Land Unit Hotline (559) 445-6475**  
**Visit us online at [www.dot.ca.gov/property/](http://www.dot.ca.gov/property/)**

ALL SALES SUBJECT TO APPROVAL OF THE CALIFORNIA TRANSPORTATION COMMISSION (CTC)  
PROPERTY SOLD AS IS, PLEASE READ ATTACHED TERMS

## TERMS OF OPTION

**TERMS:** Bids to purchase will be for cash. The successful bidder will be required to execute an Option to Purchase agreeing to the following terms and conditions that are made part of the Option by reference therein:

**DEPOSIT:** All bids must be accompanied by CASHIERS CHECK made payable to Department of Transportation in the amount of the required option deposit.

**OPTION PERIOD:** The option deposit will be the consideration for the option period, the length of which is specified elsewhere in this notice. The option period shall commence on the first day following the date the bids are opened. The balance of the purchase price shall be paid on or before expiration of the option period.

There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be made for such extensions. This charge **SHALL NOT** be applied toward the purchase price.

**FORFEITURE OF DEPOSIT:** The option deposit and any additional option deposit shall be **NON REFUNDABLE** in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all the terms of the option as herein provided.

**SECOND HIGH BID:** In the event that the high bidder fails to exercise his option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder.

If the second high bidder accepts the option, the deposit requirement and terms of option to purchase shall be the same as stated in this notice of sale except that the option period shall commence on the day the option is awarded by the State.

### **LIMITING CONDITIONS:**

(1) The sale under this option is subject to the approval of the California Transportation Commission. Any assignments under this contract must be made prior thereto. If the sale is not approved, the option deposit money will be refunded without interest. The successful bidder may take possession when the Director's Deed is recorded.

(2) When the California Transportation Commission approves the sale and the successful bidder elects to exercise the option, the option deposit will be credited toward the bid purchase price.

(3) The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, at any time prior to recordation of the Director's Deed. In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

(4) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of record. The successful purchaser may obtain a policy of title insurance at his or her own expense.

(5) The successful bidder shall pay all recording fees, documentary stamp taxes, or other real estate transaction taxes or fees by whatever name known, including escrow fees or broker's commission, if any, and personal property sales taxes where applicable.

(6) Should the successful purchaser desire a survey of the property, this may be accomplished by an independent survey at the purchaser's expense. No warranty is made by the Department of Transportation relative to the ground locations of property lines other than monumented highway right of way lines.

(7) The successful bidder shall be responsible for complying with local building codes and ordinances. All properties are sold in an "as is" condition.

(8) The sale of this excess property is exempt from CEQA.

All CALTRANS employees may bid to acquire excess State property except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right of way or other real property.

All payments must be made to:

### **DEPARTMENT OF TRANSPORTATION**

Payments must be made by **CASHIERS CHECK** payable to the order of the "**Department of Transportation**". The successful bidder's option deposit made at the time of sale will be retained by the State and not placed in escrow.

## **DATA SHEET**

**DD 000764-01-01**

### **PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS**

Property Location: Mojave, CA Township 11 North, Range 12 West, Section 24 M.D.M.

APN:

Minimum Bid: \$38,500

Required Deposit: \$3,850  
Bidders must possess a Cashier's Check in the amount of \$3,850 payable to the Department of Transportation to participate in the auction.

Option Period: 30 days – Balance due in the office on or before July 6, 2007.

Description: Parcel 00764-01-01 is triangular shaped and contains 10.48 acres. Subject environmental documents will be available for review at our office upon request.

Zoning: M-1

Utilities Please contact the City of Mojave.

### **TITLE EXCEPTIONS AND RESERVATIONS**

- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- Copy of legal description is available upon request.

T.11 N., S.B.M.  
UNINCORPORATED TERRITORY  
OF THE COUNTY OF KERN

ACCESS PROHIBITED

500 1000 2000 3000  
FEET

SECTION 19

002998-01-01

002999-01-01

000764-01-01

SECTION 24

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
**DIRECTOR'S DEED INDEX MAP FOR  
DD-000764-01-01**

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
06	KER	58	R116.87	1 OF 2

ENGR:BEISCHEL

DATE:04-09-2007

DRAWN BY:BEISCHEL

DATE:04-09-2007

